



PLANNING DEPARTMENT

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508) 839-4602  
planningdept@grafton-ma.gov  
www.grafton-ma.gov

**FORM A**

**APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL (ANR)**

Application No. ANR 2022-02

**1. OWNER OF RECORD:** Frederick C Ferry, III

STREET /P.O. Box 18 Leland St CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE \_\_\_\_\_

Deed recorded in the Worcester District Registry of Deeds: Book 10180 Page 47

**2. NAME OF APPLICANT:** Johnny's Auto & Light Truck Repair, LLC - John Inzitari

STREET /P.O. Box 277 Upton Street CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 774-293-5074

**3. ENGINEER / LAND SURVEYOR:** Guerriere & Halnon, Inc. - Jeffrey Stefanik, PLS

STREET /P.O. Box PO Box 235 CITY/TOWN Milford

STATE MA ZIP 01757 TELEPHONE 508-473-6630

**4. NAME OF AGENT / CONTACT PERSON:** \_\_\_\_\_

STREET /P.O. Box \_\_\_\_\_ CITY/TOWN \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_ TELEPHONE \_\_\_\_\_

**5. LOCATION OF LAND:** on the westerly side of Leland St & easterly side of Upton St

\_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)

Total Acreage 3.44 & 1.32 Zoning District(s) (including overlay zones) A

ASSESSOR'S MAP(S) 102 LOT #(S) 36 & 36A

**6. Has the Zoning Board of Appeals, Planning Board or Board of Selectmen granted any variance, exception, or special permit concerning this property? Yes \_\_\_\_\_ No X**

**7. List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations)**

Map(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

**8. Affidavit by Engineer / Land Surveyor who stamped/signed the plan that all items required are shown (enclosed attested document)**

Applicant's Signature [Signature]

Date: 1-28-22

Property Owner's Signature (if not Applicant) [Signature]

Federick C Ferry, III

Date: 2-28-22

Application No. ANR 2022-02

## Affidavit ANR Plan Submittal

I, Jeffrey J Stefanik, PLS  
(Name of Surveyor/Engineer – Please Print)

hereby attest that all above information, required by the Grafton Subdivision Rules and Regulations, is accurately and completely shown on the plan of land

dated February 9, 2022,

regarding MAP(s) 102 LOT #(S) 36 & 36A

on 18 Leland St & 277 Upton St in the Town of Grafton.  
(property address)

Signature:  3-2-2022

Address Guerriere & Halnon, Inc.

PO Box 235

City / Town Milford

State MA ZIP 01757

Phone: 508-473-6630





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**TREASURER / COLLECTOR**

## Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

**Please note: It can take up to three (3) business days to process each request.**

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	X
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Guerriere & Halmon, Inc.	Frederick C Ferry, III
Petitioner Name	Property Owner / Company Name
PO Box 235	18 Leland Street
Petitioner Address	Property Address
Milford, MA 01757	Grafton, MA
City, State, Zip	City, State, Zip
508-473-6630	
SPultz@GandHEngineering.com	
Phone	

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

Both Schrottman      Both Schrottman      2/24/20  
Treasurer / Collector Name (please print)      Treasurer / Collector Signature      Date



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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	X
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Guerriere & Halnon, Inc.	Johnny's Auto & Light Truck Repair, LLC
Petitioner Name	Property Owner / Company Name
PO Box 235	277 Upton Street
Petitioner Address	Property Address
Millford, MA 01757	Grafton, MA
City, State, Zip	City, State, Zip
508-473-6630	
SPultz@GandHEngineering.com	
Phone	

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

*Both Schrottman*  
Treasurer / Collector Name (please print)

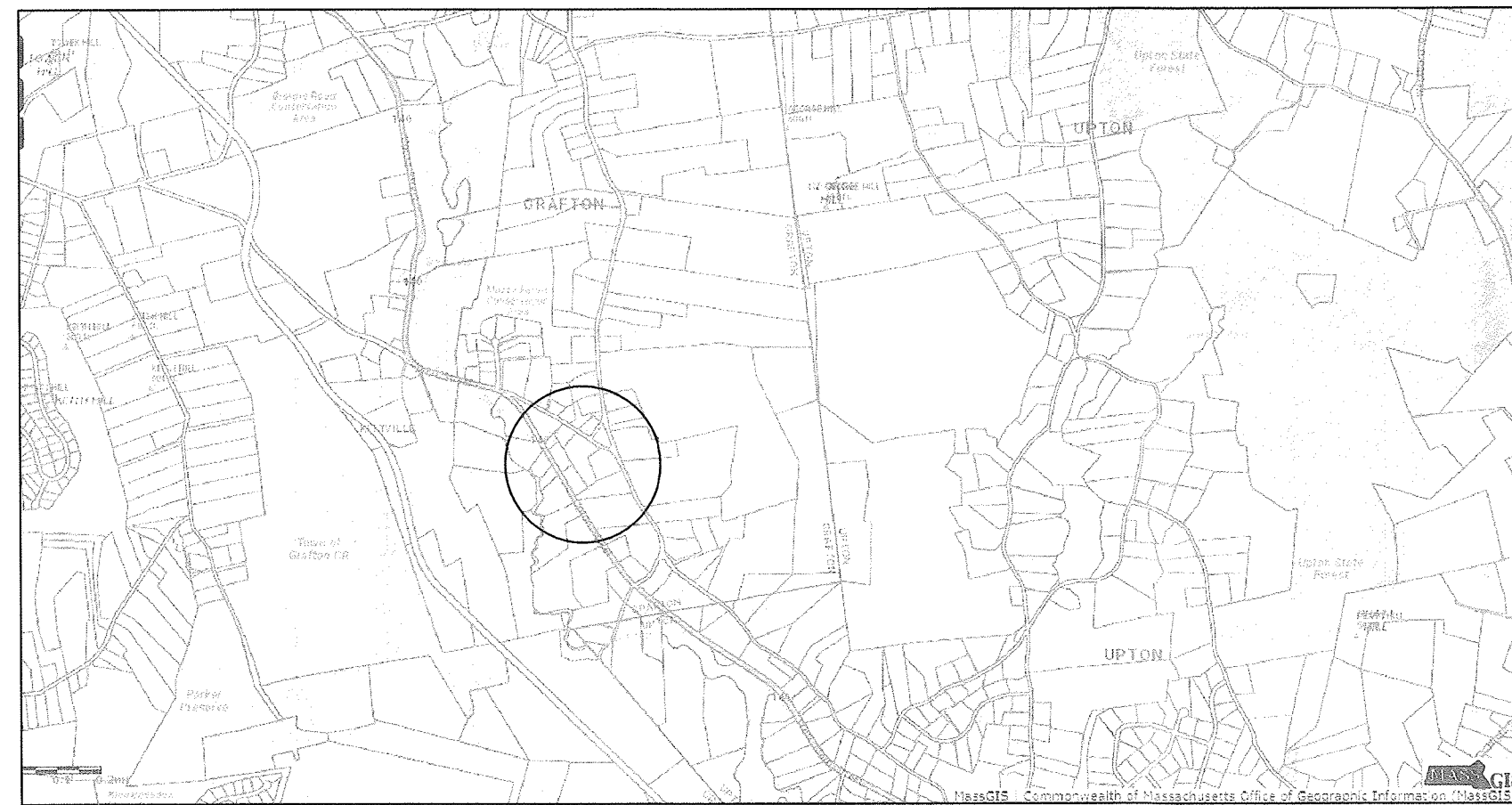
*Both Schrottman*  
Treasurer / Collector Signature

*2/24/2022*  
Date



G:\CD\Whitinsville W-3179-1\DWG W-3179-1 ws2021-11-24.dwg

FOR REGISTRY USE ONLY



N/F  
JOHN CARL BAKER  
BOOK 7171 PAGE 131  
280 UPTON STREET

N/F  
DARREN C. SEELY  
BOOK 40949 PAGE 345  
269 UPTON STREET

N/F  
CAROL A. DUNN  
BOOK 15548 PAGE 182  
273 UPTON STREET

N/F  
USA M. KRALIAN  
BOOK 53837 PAGE 250  
16 LELAND STREET

N/F  
FREDERICK C. FERRY, III  
BOOK 10180 PAGE 47  
18 LELAND STREET  
AREA EXCLUDING PARCEL A=130,119 SF  
(2.99 ACRES)

PARCEL A  
(NOT A BUILDING LOT)  
AREA=19,620 SF  
(0.45 ACRES)

N/F  
JOHNNY'S AUTO & LIGHT  
TRUCK REPAIR, LLC  
BOOK 57814 PAGE 71  
277 UPTON STREET  
AREA EXCLUDING PARCEL A=57,647 SF  
(1.32 ACRES)

BUILDING  
(BUILT 1989)

GRAVEL  
PARKING  
AREA

BUILDING  
(BUILT 1989)

N/F  
ME REALTY, LLC  
BOOK 49651 PAGE 311  
279 UPTON STREET

N/F  
NEW ENGLAND POWER  
SERVICE COMPANY  
BOOK 4545 PAGE 246

N/F  
MILTON R. TAPIA  
AND  
CLAUDIA D. VICUNS  
BOOK 58086 PAGE 27  
22 LELAND STREET

HOUSE (BUILT 1723)

DRILL  
HOLE

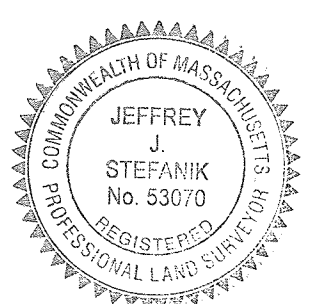
DRILL  
HOLE

IRON  
PIN

PLAN BOOK 894 PLAN 123

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED  
IN ACCORDANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS.  
THIS CERTIFICATION IS INTENDED TO MEET THE  
REQUIREMENTS OF THE REGISTRY OF DEEDS AND  
IS NOT A CERTIFICATION TO THE TITLE OR  
OWNERSHIP OF THE LAND DEPICTED HEREON.

JEFFREY J. STEFANIK, PLS DATE



NOTES  
1) SEE THE FOLLOWING PLANS RECORDED AT  
THE WORCESTER DISTRICT REGISTRY OF  
DEEDS—

PLAN BOOK 894 PLAN 123 JUNE 2012  
PLAN BOOK 515 PLAN 125 FEBRUARY 1984  
PLAN BOOK 483 PLAN 110 FEBRUARY 1981  
PLAN BOOK 450 PLAN 69 MAY 1978  
PLAN BOOK 287 PLAN 94 MARCH 1965  
PLAN BOOK 257 PLAN 52 JULY 1961  
PLAN BOOK 177 PLAN 9 OCTOBER 1951  
PLAN BOOK 76 PLAN 66 NOVEMBER 1933

ALSO SEE COUNTY LAYOUT 1809  
NOVEMBER 1918

2) ZONING DISTRICT— A  
MINIMUM LOT AREA—  
80,000 SF WITHOUT SEWER  
40,000 SF WITH SEWER  
MINIMUM LOT FRONTAGE—  
200' WITHOUT SEWER  
140' WITH SEWER  
SETBACKS— FRONT 30' SIDE AND REAR 15'  
MAXIMUM BUILDING COVERAGE—  
25% WITHOUT SEWER  
30% WITH SEWER  
MAXIMUM BUILDING HEIGHT— 35'  
3) THIS PLAN REFERS TO TAX MAP 102 LOT  
36 AND LOT 36A.

APPROVAL UNDER SUBDIVISION CONTROL LAW  
NOT REQUIRED  
GRAFTON PLANNING BOARD

DATE: \_\_\_\_\_  
BEING A MAJORITY  
COMPLIANCE WITH ZONING OR OTHER  
REGULATIONS IS NEITHER EXPRESSED  
NOR IMPLIED

OWNERS:  
FREDERICK C. FERRY, III  
18 LELAND STREET  
BOOK 10180 PAGE 47  
JOHNNY'S AUTO & LIGHT TRUCK REPAIR, LLC  
277 UPTON STREET  
BOOK 57814 PAGE 71

PLAN OF LAND  
18 LELAND STREET  
AND  
277 UPTON STREET (ROUTE 140)  
**GRAFTON, MASS.**  
SCALE: 1"=50'  
DATE: FEBRUARY 9, 2022

GRAPHIC SCALE: 1"=50'  
0 10 20 30 40 50 75 100 150  
0 5 10 15 20 30 40  
FEET  
METERS

**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING  
333 WEST STREET PH. (508) 473-6630  
MILFORD, MA 01757 FX. (508) 473-8243  
www.gandhengineering.com

SHEET 1 OF 1 W-3179-1